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Part II

Land Use Element

San Diego County General Plan - 1990

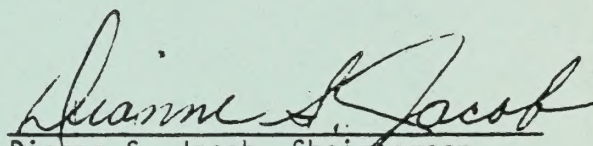
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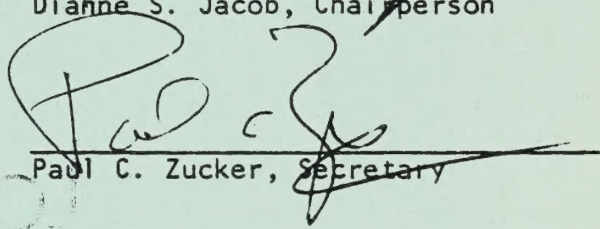
ADOPTED BY
BOARD OF SUPERVISORS
JANUARY 3, 1979
GPA 78-03
REVISED
GPA 80-01
AUGUST 13, 1980

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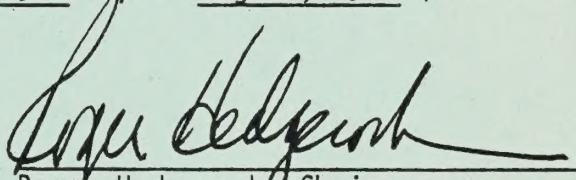
CERTIFICATE OF ADOPTION

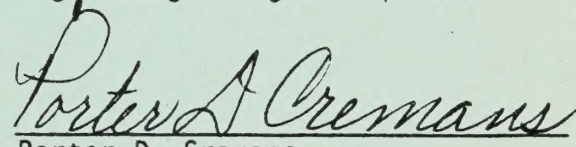
I hereby certify that this is the text of the Land Use Element, Section 1, Part II, of the San Diego County General Plan - 1990, as amended by General Plan Amendment (GPA) 80-01, Subitems (1) and (4), and that it was approved by the San Diego County Planning Commission on the 27th day of June, 1980 (GPA 80-01).


Dianne S. Jacob, Chairperson

Attest: 
Paul C. Zucker, Secretary

I hereby certify that this is the text of the Land Use Element, Section 1, Part II, of the San Diego County General Plan - 1990, as amended by General Plan Amendment (GPA) 80-01, Subitems (1) and (4), and that it was adopted by the San Diego County Board of Supervisors on the 13th day of August, 1980 (GPA 80-01).


Roger Hedgecock, Chairperson


Attest: Porter D. Cremans
Clerk of the Board

Adopted January 3, 1979, GPA 78-03
First Amendment October 24, 1979, GPA 79-01
Second Amendment December 19, 1979, GPA 79-02
Third Amendment August 13, 1980, GPA 80-01

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INTRODUCTION

(INFORMATION ONLY -- NOT ADOPTED)



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INTRODUCTION

THE LAND USE ELEMENT

The attached Goals and Policies are the Land Use Element of the County General Plan. This Element is the primary policy base for guiding the physical development of the unincorporated area of San Diego County.

California Government Code 65302 mandates the necessary elements of the County General Plan. Taken together, the elements comprise an integrated statement of development policies for the County.

This Element in part implements the Regional Growth Management Plan which was approved in concept by the San Diego County Board of Supervisors on August 16, 1978. Growth Management reflects a broadening of the concerns previously expressed in traditional land use planning. Consideration of the timing and costs of new development, as well as the location and character of development, is now needed in order to deal with the complexity of the regional economy. Growth Management recognizes that the decisions of government regarding the timing and location of public facilities can have substantial influence on costs to the public. Similarly, government land use decisions influence future patterns of private investment. Development policies also affect the long term viability of urban areas. The Growth Management strategy implemented in this Element attempts to guide new urban development into those areas where urbanization will be least costly, conserve future options for development and help meet housing and other needs of County residents.

The Element is to be applied regionally, locally, and on individual parcels.

Regional Application -- Regional, countywide issues are addressed in the Regional Land Use Element text and the Regional Land Use Map.

Application to Communities -- Local, community issues are addressed in the adopted Community and Subregional Plan texts and maps.

Application to Individual Parcels -- The development of individual parcels is addressed through the Use Regulations in The Zoning Ordinance.

The Regional Land Use Element text includes Goals and Policies. Goals are statements of what the Element attempts to accomplish. Policies, together with the land uses delineated on the maps, are the means for achieving the goals. The policies assure that growth and development take place in a manner consistent with the approved goals.

The time frame for this Element extends through 1995. During this period it will guide the development of community and subregional plans as well as all other decisions concerning land development under the County's jurisdiction.

BACKGROUND

The San Diego region has experienced rapid, sustained growth since the end of World War II. The region's population is expected to grow at an average annual rate of 2.3% through 1995. The unincorporated area has experienced even more rapid, sustained growth than the region's cities. This disproportionate growth in the County has occurred at a time when serious questions are being raised about the desirability of urbanization in unincorporated areas. Some feel that County government is ill-suited to adequately and equitably meet the needs of urban residents.

Unmanaged, uncoordinated growth in the San Diego region has also aggravated numerous problems including deterioration of the region's air quality; inadequate facilities for water, sewer, school, and transportation services; loss of open space and development pressure on agricultural lands; and increasing housing costs.

REGIONAL GROWTH MANAGEMENT PLAN

The Regional Growth Management Plan has attempted to deal with the problems cited above. Specifically, the Plan attempts to do the following:

- determine appropriate locations for urban growth,
- determine appropriate land uses for the rural and semi-rural areas of the County, and
- determine the conditions under which growth can take place.

LOCATION OF URBAN GROWTH

The location of urban growth is addressed in the selection of Urban Development Areas which are shown on the Regional Land Use Map. Urban Development Areas are those portions of the unincorporated area best able to accommodate urban development through 1995. They were selected by comparing all unincorporated areas with each other using the following factors:

1. The extent of current development,
2. The potential for agricultural uses,
3. The extent of existing facility capacities and service areas,
4. The potential for public transit,
5. The extent and potential for damage to significant environmental resources,
6. The availability of imported water,

7. Access to employment opportunities,
8. Access to commercial centers,
9. The potential for moderate or low cost housing, and
10. The potential for incorporation or annexation to an adjacent city.

LAND USES FOR RURAL AND SEMI-RURAL AREAS

Appropriate land uses for rural and semi-rural areas are addressed in the identification of Estate Development and Rural Development Areas which are shown on the Regional Land Use Map.

Estate Development Areas are those areas outside the Urban Development Area but within the boundaries of the County Water Authority. Low density residential and agricultural uses are appropriate due to topographic and environmental constraints.

Rural Development Areas are those areas outside the boundaries of the County Water Authority. Agriculture and only limited residential uses are appropriate due to topography, fire hazards, and limited groundwater resources.

CONDITIONS OF GROWTH

The appropriate conditions under which growth can occur are addressed by the policies of the Regional Growth Management Plan. They are based on the approved Growth Management goals, and assure that growth takes place in a manner consistent with the Land Use Element goals. The policies are:

1. Groundwater Policy.
2. Integrated Facilities Adequacy System Policy,
3. Road Adequacy Policy,
4. Coordinated Capital Improvement Program Policy,
5. Local Government Structure Policy,
6. City Review of Development in Unincorporated Areas Policy,
7. Inclusionary Housing Policy, and
8. Expenditures Within Target Areas Policy.

REGIONAL LAND USE MAP

The urban pattern defined by the Regional Land Use Map is organized around the cities in the San Diego Metropolitan Area and a number of other established urban centers or cores. This pattern provides access to employment, recreation and shopping, and assures the orderly and efficient provision of public facilities and services. The Element offers a form of development which can be realized; which is effective and orderly; and which will preserve the desirable living environment of the region in a manner reflective of public values and regional needs. Sufficient land is identified to provide a wide choice as to location and character of development.

The map delineates seven Regional Categories. Four of these categories are designed to provide a phased regional development strategy consistent with the availability of public facilities. These categories are:

1. Current Urban Development Area,
2. Future Urban Development Area,
3. Estate Development Area, and
4. Rural Development Area.

These primary categories are supported by three other categories to deal with development in unique areas. These categories are:

1. Country Towns,
2. Environmentally Constrained Areas, and
3. Special Study Areas.

The following categories appear on the Regional Land Use Map.

URBAN DEVELOPMENT AREAS

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

CURRENT URBAN DEVELOPMENT AREA

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

FUTURE URBAN DEVELOPMENT AREA

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre minimum parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

ESTATE DEVELOPMENT AREA

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of 2 to 20 acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

RURAL DEVELOPMENT AREA

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

COUNTRY TOWNS

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

The following communities are designated Country Towns. Their boundaries are delineated on Community and Subregional Plan maps.

Alpine	Harbison Canyon	Pauma
Campo	Jacumba	Pine Valley
Crest	Jamul	Rainbow
Dehesa	Julian	Valley Center
Descanso	Morena Village	Warner Springs
Guatay		

ENVIRONMENTALLY CONSTRAINED AREAS

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

SPECIAL STUDY AREAS

The Special Study Area category will be applied to areas in which development should be suspended or restricted, pending completion of detailed review or studies. This is a temporary category which should be applied only for a specified period of time.

Two Special Study Areas have been identified. They are the desert area in the Borrego Valley and the unincorporated portions of Otay Mesa.

In the desert Special Study Area in the vicinity of Borrego Springs, a cumulative environmental analysis is needed in order to determine the holding capacity of the area. This study should address air quality and groundwater conditions. Applications for changes in the General Plan which would increase the development potential of the area should not be approved until a long range plan based on environmental constraints is prepared for the area.

The Otay Mesa area is being considered as a potential site for economic development. Studies are scheduled to determine appropriate long-term land uses in the area. In the meantime, development in the area should be discouraged.

COMMUNITY AND SUBREGIONAL PLAN LAND USE DESIGNATIONS

Land Use Designations shown on the Community and Subregional Plan maps will be used to implement the Regional Categories. The consistency between Regional Categories and Land Use Designations is shown in the Compatibility Matrix. Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in The Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix.

DESCRIPTION OF POLICIES

The following is a brief summary of Growth Management policies which, when adopted, will help achieve the goals in the Land Use Element

GROUNDWATER POLICY

The purpose of this policy is to ensure that groundwater resources in areas not served by imported water are not depleted due to improper land use practices. It is the intent of the policy to: 1) establish interim density controls; 2) provide

for uniform criteria for well testing and groundwater resource analysis; 3) determine the long-term holding capacity of rural areas based on groundwater resources; and 4) formulate permanent land use policies based on the holding capacity determined above.

INTEGRATED FACILITIES ADEQUACY SYSTEM POLICY

The purpose of this policy is to assure that water, sewer, fire protection, roads, and school facilities will be available prior to or concurrently with growth. The system relies on the information developed by the Growth Information System and consists of the Facilities Adequacy Matrix, Facilities Adequacy Policy, and Road Adequacy Policy.

COORDINATED CAPITAL IMPROVEMENT PROGRAM POLICY

The purpose of this policy is to coordinate the Six-Year Capital Improvement Program for proposed public works in the unincorporated area of the County. It will, furthermore, prioritize and support public facilities and services which conform to the County General Plan.

LOCAL GOVERNMENT STRUCTURE POLICY

The purpose of this policy is to ensure the efficient and equitable provision of public services by encouraging the transition of urban and urbanizing communities to municipal status through annexation or incorporation or other appropriate local government structures. The policy identifies strategies to direct growth into governmental units best suited to provide appropriate levels of service.

CITY REVIEW OF DEVELOPMENT IN UNINCORPORATED AREAS POLICY

The purpose of this policy is to coordinate the planning of unincorporated areas with adjacent cities. The policy provides for advisory review of proposed land use plans and developments within a city's sphere of planning interest.

INCLUSIONARY HOUSING POLICY

The intent of this policy is to expand the housing opportunities for low and moderate income households in Current Urban Development Areas. The policy encourages all developers of housing projects in specified Land Use Designations to participate in a program to provide low/moderate income housing. In return for providing this housing, the developer will be permitted a density bonus in excess of the normally permitted General Plan density.

EXPENDITURES WITHIN TARGET AREAS POLICY

The purpose of this policy is to prevent or reverse deterioration in those unincorporated areas of the County exhibiting symptoms of physical decline. The policy identifies a comprehensive strategy to direct public and private investment into target areas in order to upgrade them.

RELATIONSHIP OF OTHER GENERAL PLAN ELEMENTS TO THE LAND USE ELEMENT

The following list of statements summarizes the relationship of the Land Use Element to the other General Plan Elements.

The Circulation Element serves as a skeleton for a comprehensive General Plan by identifying the ultimate regional transportation network. This network relates to the land use configuration of the Land Use Element.

The pattern of open space in the Open Space Element is reflected in the circulation and land use system. It is implemented through the application of certain Land Use Designations and through public acquisition.

The Conservation Element affects the open space, land use, and circulation pattern, particularly in defining Environmentally Constrained Areas and Resource Conservation Areas not suitable for urbanization.

The Housing Element relates the socio-economic characteristics of the population to the housing stock. This may be indirectly expressed in the land use and circulation pattern, but will principally modify the character, composition, and level of development.

Public Safety and Seismic Safety Elements are inputs to open space and conservation as well as land use and circulation by defining areas not suitable for urbanization or development of a particular type.

The Scenic Highway Element adds special design and aesthetic consideration to the Circulation Element.

The Noise Element is also a significant input to the land use and circulation system. It affects the location and treatment of land uses in relation to noise generating activities such as airports, highways, and certain industries.

The local and regional trail and park plans in the Recreation Element are part of the physical development pattern of land uses. The Circulation, Housing, and Open Space Elements also affect the siting of recreational opportunities.

The Energy Element relates to efficiencies in service provision by encouraging infilling and contiguous land use. Densities sufficient to support transit also meet conservation and circulation objectives.

IMPLEMENTATION MANUAL

In addition to the various Elements of the General Plan discussed above, there are numerous Planning Commission and Board of Supervisors' policies which serve to implement the Land Use Element. These policies, in addition to procedures and guidelines necessary to implement the Element are contained in the Plan Implementation Manual.

The purpose of the General Plan Implementation Manual is to provide a central reference for all policy explanations, procedures, and guidelines necessary to implement the County General Plan. It is not intended that this manual be adopted as part of the County General Plan. The detail of the manual will represent administrative guidelines approved as policy by the Board of Supervisors to assist public agencies and private citizens in interpreting the General Plan.

GOALS*

- * For those discretionary projects received prior to August 16, 1978 (date of Board of Supervisors' conceptual approval of the Regional Growth Management Plan) the plan in effect prior to August 16, 1978 shall be used for General Plan consistency findings. For those projects received subsequent to that date, except as noted above, the plan in effect at the time of Planning Commission or Board of Supervisors' consideration shall be used for General Plan consistency findings. For purposes of implementation of the above, a project is "received" on the date applicable fees are paid and the map/plot plan is stamped "received" by the Department of Land Use and Environmental Regulation. Submittal of a Replacement or Revised Map, as defined in the Subdivision Ordinance, does not constitute a change in the original date received for the purposes of this section.

GOALS

1. OVERALL GOAL

ACCOMMODATE POPULATION GROWTH AND INFLUENCE ITS DISTRIBUTION IN ORDER TO PROTECT AND USE SCARCE RESOURCES WISELY; PRESERVE THE NATURAL ENVIRONMENT; PROVIDE ADEQUATE PUBLIC FACILITIES AND SERVICES EFFICIENTLY AND EQUITABLY; ASSIST THE PRIVATE SECTOR IN THE PROVISION OF ADEQUATE, AFFORDABLE HOUSING; AND PROMOTE THE ECONOMIC AND SOCIAL WELFARE OF THE REGION.

IT IS THE GOAL OF THE REGIONAL LAND USE ELEMENT THAT:

- 1.1 URBAN GROWTH BE DIRECTED TO AREAS WITHIN OR ADJACENT TO EXISTING URBAN AREAS, AND THAT THE RURAL SETTING AND LIFESTYLE OF THE REMAINING AREAS OF THE COUNTY BE RETAINED.
- 1.2 GROWTH BE PHASED WITH FACILITIES.
- 1.3 GROWTH BE MANAGED IN ORDER TO PROVIDE FOR AFFORDABLE HOUSING AND BALANCED COMMUNITIES THROUGHOUT THE UNINCORPORATED AREA.
- 1.4 URBAN PORTIONS OF THE UNINCORPORATED AREA BE ENCOURAGED TO EITHER ANNEX TO AN ADJACENT CITY OR INCORPORATE AND THAT URBAN LEVELS OF SERVICE BE PROVIDED IN AN EFFICIENT MANNER AND BE FINANCED USING EQUITABLE FINANCING MECHANISMS.

2. LAND USE GOALS

- 2.1 Promote wise uses of the County's land resources, preserving options for future uses.
- 2.2 Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.
- 2.3 Retain the rural character of non-urban lands.
- 2.4 Limit urban densities in non-urban areas to lands within existing country towns.
- 2.5 Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.
- 2.6 Insure preservation of contiguous regionally significant open space corridors.

3. ENVIRONMENTAL GOALS

- 3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.
- 3.2 Promote the conservation of water and energy resources.
- 3.3 Achieve and maintain mandated air and water quality standards.

4. CAPITAL FACILITIES GOALS

- 4.1 Assure efficient, economical, and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.
- 4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location, and level of service.
- 4.3 Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions.

5. GOVERNMENT STRUCTURE GOALS

- 5.1 Assure that urban communities are governed in a manner to provide maximum representation and efficient and equitable provision of public services.
- 5.2 Encourage the transition of urban and urbanizing communities in the unincorporated areas to municipal status through annexation to an adjacent city or incorporation.
- 5.3 Assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved.
- 5.4 Coordinate planning efforts with the cities of the region to facilitate annexations and to develop compatible land use strategies.

6. HOUSING AND SOCIAL GOALS

- 6.1 Encourage development of communities that are accessible to a mix of residents representative of the full ranges of age, income, and ethnic groups in the region.
- 6.2 Prevent or reverse deterioration in areas exhibiting symptoms of physical decline by directing public and private investment to upgrade such areas.
- 6.3 Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.

- 6.4 Assist the private sector to assure that adequate, affordable shelter will be available to all socio-economic groups throughout the County.

7. ECONOMIC AND FISCAL GOALS

- 7.1 Assure the fiscal viability of local government while providing services that meet approved standards.
- 7.2 Provide equitable service pricing and taxation policies which provide a reasonable relationship between levels of service, costs, and revenues.
- 7.3 Promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region.

POLICIES*

- * Until public hearings are held to achieve consistency between the Regional Categories as adopted by the Board of Supervisors on January 3, 1979, and the existing Community or Subregional Plans, the Land Use Designations on the Community or Subregional Plan maps shall take precedence over the Regional Categories.

POLICIES

POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
 - the project will not require urban levels of service, and
 - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to twenty (20) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.

POLICY 2: LAND USE DESIGNATIONS AND USE REGULATIONS*

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories described in Policy 1. Land Use Designations are delineated on Community and Subregional Plan maps. Use Regulations are part of The Zoning Ordinance. Specifically,

- The following Land Use Designations shall delineate locations for residential, commercial, and industrial uses to implement the policies of the Regional Categories.
- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.
- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

CONSISTENT USE REGULATION (CUR)

- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

SPECIAL CIRCUMSTANCES (SC)

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

2.1 URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential Designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas. Designation (10), Residential 40 du/gross acre, is not consistent with the Country Town Category of the Regional Land Use Element.

*Until public hearings are held to achieve consistency between the Regional Categories as adopted by the Board of Supervisors on January 3, 1979, and the existing Community or Subregional Plans, the Land Use Designations on the Community or Subregional Plan Maps shall take precedence over the Regional Categories.

To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community or Subregional Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this Element to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

DESIGNATION	MAXIMUM DENSITY
(1) Residential	1 du/gr. ac. where the average slope does not exceed 15%
	1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%
	1 du/4 gr. ac. where the average slope is greater than 25%
(2) Residential	1 du/gr. ac.
(3) Residential	2 du/gr. ac. (2.4 du/gr. ac. density bonus option) <u>1</u>
(4) Residential	2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option) <u>1</u>
(5) Residential	4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option) <u>1</u>
(6) Residential	7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option) <u>1</u>
(7) Residential	10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option) <u>1</u>
(8) Residential	14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option) <u>1</u>
(9) Residential	29 du/gr. ac. (34.8 du/gr. ac. density bonus option) <u>1</u>
(10) Residential	40 du/gr. ac.

1 The density bonus option applies to Current Urban Development Areas, but is not permitted within the Future Urban Development Areas or Country Towns.

URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1,2,4 gr. ac.	R-S, R-D, R-R, R-RO, R-MH S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr. ac.	R-S, R-D, R-U, R-RO, R-R, R-MH S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/gr. ac. density bonus option)	R-S, R-D, R-R, R-RO, R-U, R-MH S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO, R-MH S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO, R-MH S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO, R-MH S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option)	R-U, R-S, R-D, R-M, R-V R-RO, R-MH S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO, R-MH S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO, R-MH S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr. ac.	R-U, R-D, R-M, R-V, R-RO, R-MH S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92

2.2 COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The four Commercial Designations are:

(11) Office-Professional

- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(12) Neighborhood Commercial

- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

(13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(14) Service Commercial

- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

COMMERCIAL DESIGNATIONS AND USE REGULATIONS

USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-35, C-42, C-44, C-46, S-80, S-84 S-86, S-88, S-90, S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-35, C-36, C-37, C-40, C-42, C-44, C-46, S-80, S-84, S-86, S-88, S-90, S-94	C-31 S-82

INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88 S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, M-50 M-52, S-82, S-86

2.3 INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

(15) Limited Impact Industrial

- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

(16) General Impact Industrial

- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the Regional Land Use Element except Country Town.

2.4 NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

- This designation provides for minor agricultural and low density residential uses. Parcel sizes of 2 or 4 acres or larger are required depending on the following slope criteria:

Slope -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. The Multiple Rural Use designation is typically, but not necessarily exclusively, applied in remote areas

to broad expanses of rural land with overall low population density and with an absence of most public services.

Minimum allowable parcel sizes are based on slope criteria and criteria established in the County Groundwater Policy. The more restrictive criteria determines the minimum parcel size.

Slope Criteria:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Minimum allowable parcel sizes are as specified above, provided that requirements for adequate immediate and long-term water supply and subsurface sewage disposal can be met, provided that when environmental analysis indicates that significant unmitigable impacts could occur as a result of the parcel size proposed then larger parcel sizes will be required.

The County may, through zoning regulations, require parcel sizes larger than those specified above for reasons of environmental protection or for other reasons necessary to protect the public health, safety, or welfare.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area categories of the Regional Land Use Element.

2.5 AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two Agricultural Designations:

(19) Intensive Agriculture

- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.
- This designation permits 2, 4, and 8 acre parcels under the following circumstances.

One dwelling unit per 2 acres (gross) when the following finding is made:

- at least 80 percent of the land does not exceed 25 percent slope; and
- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and
- a continuing supply of irrigation water is available to the land; and
- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and
- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.
- This designation is consistent with all categories of the Regional Land Use Element.

(20) Agricultural Preserve

- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70, S-80 S-88, S-90, S-92, S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70, S-80 S-88 S-90, S-92, S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92 S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54, M-58 S-86

2.6 SPECIAL PURPOSE DESIGNATIONS

(21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Subregional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

(22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(23) National Forest and State Parks

- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

-- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large-lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:

-- environmentally sensitive characteristics such as floodplains, water-bodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert

and

-- safety impact considerations such as floodways, faults, and landslide potential.

The Impact Sensitive designation is typically, but not necessarily exclusively, applied to areas lying within the Current and Future Urban Development Area categories of the Regional Land Use Element and to continuous corridors of land running through several land use designations (as in the case of a floodplain).

Minimum allowable parcel sizes are 4, 8, and 20 acres (gross), depending on slope as follows:

-- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, and erosion and fire problems will be minimal.

Minimum allowable parcel sizes are as specified above, provided that requirements for adequate immediate and long-term water supply and subsurface sewage disposal can be met, provided that when environmental analysis indicates that significant unmitigable impacts could occur as a result of the parcel size proposed then larger parcel sizes will be required.

This designation is consistent with all categories of the Regional Land Use Element.

(25) Extractive

- This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.
2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be redesignated to the underlying designation. Such General Plan Amendment and redesignation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the Extractive designation exists.

2.7 SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

Coastal (C)

This overlay applies to lands in the coastal area, including beaches, bluffs, and immediately adjacent land areas. The purpose is to protect the public interest in the coastline as a unique recreational and scenic resource. This will be implemented through the Coastal Development Area Regulations of the Zoning Ordinance (Section 5150).

Scenic (S)

This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of the Zoning Ordinance (Section 5200).

Resource Conservation Areas (RCA)

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations; and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

District Preservation (DP)

The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of the Zoning Ordinance (Section 5700).

POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting

densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an areas which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.
3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.

3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

POLICY 4: REGIONWIDE ACTION PROGRAMS

The following are action programs and statements of policy which are related to both the Land Use Element and community plans. Implementation of these programs would assist in the implementation of the Land Use Element.

4.1 REGIONAL GROWTH MANAGEMENT

Submit for adoption the policies approved in concept by the Board of Supervisors on August 16, 1978 as part of the Regional Growth Management Plan. These are:

1. County Groundwater Policy
2. Integrated Facilities Adequacy System Policy
3. Road Adequacy Policy
4. Coordinated Capital Improvement Program Policy
5. Local Government Structure Policy
6. City Review of Development in Unincorporated Areas Policy
7. Inclusionary Housing Policy
8. Expenditures Within Target Areas Policy

4.2 LAND USE

- Review existing development regulation ordinances including policies, standards, and guidelines for consistency with the Land Use Element.
- Submit the Plan Implementation Manual for approval by the Board of Supervisors.

4.3 HOUSING

- Establish housing mix targets for each Urban Development Area and modify Land Use Elements of adopted community plans within the Current Urban Development Areas to meet the (single/multiple) mix objectives.

4.4 REGIONAL PLANNING FORECASTS

Continue participation with the Comprehensive Planning Organization and the cities in an ongoing program to update and refine adopted regional planning forecasts. This program should develop forecasts which:

- provide detailed analyses of development capacities which are uniform throughout the region and which link community population goals to Land Use Designations and Use Regulations;
- incorporate into future forecasts consideration of regional concerns such as air and water quality and community balance as articulated in the Regional Growth Management Plan as adopted in concept on August 16, 1978.

4.5 SOCIAL

- Submit for adoption a Social Element which would include goals and policies to encourage: 1) development of racially and economically balanced communities; 2) equal access to employment, housing, and public services for all residents; 3) protection of the health and safety of all residents; 4) equitable distribution of the costs of providing public services as well as the services themselves; and 5) provision of community and social services based on the needs of the residents.

ATTACHMENTS

COMPATIBILITY MATRIX¹

DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- * CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES ²						LAND USE DESIGNATIONS ³		USE REGULATIONS ⁴																																						
CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRONMENTALLY CON- STRAINED	SPECIAL STUDY AREAS			RESIDENTIAL						COMMERCIAL										INDUSTRIAL			AGR.	SPECIAL																		
								R-S	R-D	R-M	R-V	R-U	R-RO	R-R	R-C	R-MH	C-30	C-31	C-32	C-34	C-35	C-36	C-37	C-38	C-40	C-42	C-44	C-46	M-50	M-52	M-54	M-56	A-70	A-72	S-80	S-82	S-86	S-87	S-88	S-90	S-92	S-94				
						URBAN RESIDENTIAL																																								
■			■			1. 10 DU/1.2 & 4 Ac	5	*	*	○	○	○	*	*	○	*																	○	○	*	○	○	*	*	○	*					
■			■			2. 1.0 DU/Ac.		*	*	○	○	○	*	*	○	*																	○	○	*	○	○	*	*	○	*					
■			■			3. 2.0 DU/Ac.	6	*	*	○	○	○	*	*	○	*																	○	○	*	○	○	*	*	○	*					
■			■			4. 2.9 DU/Ac.	6	*	*	*	*	*	*		○	*																○	○	*	○	○	*	*	○	*						
■			■			5. 4.3 DU/Ac.	6	*	*	*	*	*	*		○	*																○	○	*	○	○	*	*	○	*						
■			■			6. 7.3 DU/Ac.	6	*	*	*	*	*	*		○	*																○	○	*	○	○	*	*	○	*						
■			■			7. 10.9 DU/Ac.	6	*	*	*	*	*	*		○	*																○	○	*	○	○	*	*	○	*						
■			■			8. 14.5 DU/Ac.	6	○	*	*	*	*	*		○	*																○	○	*	○	○	*	*	○	*						
■			■			9. 29.0 DU/Ac.	6	○	*	*	*	*	*		○	*																○	○	*	○	○	*	*	○	*						
■			■			10. 40.0 DU/Ac.		○	*	*	*	*	*		○	*																○	○	*	○	○	*	*	○	*						
						COMMERCIAL																																								
■			■			11. OFFICE PROFESSIONAL									○	*	*																					*	○	*	*	*	*	*		
■	■	■	■			12. NEIGHBORHOOD	14								○	*	○	*																				*	○	*	*	*	*	*		
■			■			13. GENERAL	14								○	*	○	*	*	*	*	*	*	*	*	*	*	*	*	*	*							*	○	*	*	*	*	*		
■	■	■	■			14. SERVICE											*	○	*	*	*	*	*	*	*	*	*	*	*	*							*	○	*	*	*	*	*			
						INDUSTRIAL																																								
	■	■	■			15. LIMITED IMPACT																		○	*	*	*	*	*	*	*							*	○	*	*	*	*	*		
	■	■	■			16. GENERAL IMPACT																		*		○	*	*	*	*	*							*	○	*	*	*	*	*		
						NON-URBAN RESIDENTIAL																																								
	■	■	■			17. ESTATE 1 DU/2 & 4 Ac	15					○	*	○							○		○	○												*	*	*	○	○	*	*	*	*		
	■	■	■			18. MULTIPLE RURAL USE 1 DU/4, 8 & 20 Ac.	15					○	*	○							○		○	○	○	○	○	○	○	○						*	*	*	○	○	*	*	*	*		
						AGRICULTURAL																																								
■	■	■	■			19. INTENSIVE 1 DU/2, 4 & 8 Ac									○	*																					*	*	*	○	○	*	*	*		
■	■	■	■			20. PRESERVES 1 DU/8 Ac																															*	*	*	○	○	*	*	*		
						SPECIAL PURPOSE																																								
■	■	■	■			21. SPECIFIC PLAN AREA																																								
■	■	■	■			22. PUBLIC/SEMI PUBLIC																																								
						23. NATIONAL FOREST & STATE PARKS 1 DU/4, 8 & 20 Ac							*	○										○											*	○	*	○	○	*	*	*	*	*	*	
						24. IMPACT SENSITIVE 1 DU/4, 8 & 20 Ac							*																						*	○	*	○	○	*	*	*	*	*	*	
■	■	■	■			25. EXTRACTIVE 1 DU/20 Ac																																*	*	*	*	○	*	*	*	*

NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.6 of the Land Use Element).

- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further restrict the underlying land use designation (Policy 2.7 of the Land Use Element).
- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation

- If these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated of the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.
- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg 11.7) is permitted within this designation.
- The Extractive land use designation is an overlay designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

GPA 80-01
Amended: August 13, 1980

USE REGULATIONS

(INFORMATION ONLY -- NOT ADOPTED)

RESIDENTIAL USE REGULATIONS

R-S	Single Family Residential
R-D	Duplex/Two Family Residential
R-M	Multi-Family Residential
R-V	Variable Family Residential
R-U	Urban Residential
R-R	Rural Residential
R-RO	Recreation Oriented Residential
R-RC	Residential/Commercial
R-MH	Mobilehome Residential

COMMERCIAL USE REGULATIONS

C-30	Office-Professional
C-31	Residential/Office-Professional
C-32	Convenience Commercial
C-34	General Commercial/Residential
C-35	General Commercial/Limited Residential
C-36	General Commercial
C-37	Heavy Commercial
C-38	Service Commercial
C-40	Rural Commercial
C-42	Recreational Commercial
C-44	Freeway Commercial
C-46	Medical Center

MANUFACTURING AND INDUSTRIAL USE REGULATIONS

M-50	Basic Impact Industrial
M-52	Limited Impact Industrial
M-54	Moderate Impact Industrial
M-58	General Impact Industrial

AGRICULTURAL USE REGULATIONS

A-70	Limited Agricultural
A-72	General Agricultural

SPECIAL PURPOSE USE REGULATIONS

S-80	Open Space
S-82	Extractive
S-86	Parking
S-87	Limited Control
S-88	Specific Planning Area
S-90	Holding Area
S-92	General Rural Use
S-94	Transportation and Utility Corridor

INTERIM CONVERSION TABLE
SUMMARY OF LAND USE DESIGNATIONS

NEW DESIGNATION	OLD CATEGORY*
Urban Residential	Residential
(1) Residential (1 du/1, 2, 4 gr. ac.)	(16) Rural Residential (1 du/1, 2, 4 ac.)
(2) Residential (1 du/gr. ac.)	(1) Very Low (1 du/ac)
(3) Residential (2 du/gr. ac.)	(2) Medium Low (2 du/ac)
(4) Residential (2.9 du/gr. ac.)	(3) Low (2.9 du/ac)
(5) Residential (4.3 du/gr. ac.)	(4) Low Medium (4.3 du/ac)
(6) Residential (7.3 du/gr. ac.)	(5) Medium (7.3 du/ac)
	Multiple Residential
(7) Residential (10.9 du/gr. ac.)	(6) Medium (10.9 du/ac)
(8) Residential (14.5 du/gr. ac.)	(7) Medium High (14.5 du/ac)
(9) Residential (29 du/gr. ac.)	(8) High (29 du/ac)
(10) Residential (40 du/gr. ac.)	(9) Very High (43.5 du/ac)
Commercial	Commercial
(11) Office-Professional	(10) Office
(12) Neighborhood Commercial	(11) Neighborhood Commercial
(13) General Commercial	(12) Community Commercial, (13) General Commercial
(14) Service Commercial	(12) Community Commercial, (13) General Commercial
Industrial	Industrial
(15) Limited Impact Industrial	(14) Light Industrial
(16) General Impact Industrial	(15) Heavy Industrial

* Where more than one category is listed, portions of previously permitted uses may apply.

NEW DESIGNATION

Rural Development

(17) Estate Residential (1 du/2, 4, gr. ac.)

(18) Multiple Rural Use (1 du/4, 8, 20 gr.ac)

Agriculture

(19) Intensive Agriculture (1 du/2, 4, 8 gr. ac.)

(20) Agricultural Preserve (1 du/8 gr. ac.)

Special Purpose

(21) Specific Planning Area

(22) Public/Semi-Public

(23) National Forest, State Parks
(1 du/4, 8, 20 gr. ac.)

(24) Impact Sensitive (1 du/4, 8, 20, gr.ac)

Special Area Overlay:

C Coastal
S Scenic Preservation
RCA Resource Conservation Area
DP District Preservation

OLD CATEGORY*

Rural Residential, Agricultural Estates, and Rural Development

(16) Rural Residential (1 du/1, 2, 4, ac)

(18) Medium (1 du/2 ac) &

(19) Rural Agricultural Estates
(1 du/2, 4 ac)

(17) Low Agricultural Estates (1 du/4 ac)

(22) Mountain Development (1 du/4, 8, 20 ac)

(23) Multiple Rural Use (1 du/4, 8 ac)

Agriculture

(21) Intensive Agriculture (1 du/2, 4, 8 ac)

(20) Agricultural Preserve (1 du/8 ac)

Other

(32) Specific Planning Area

(28) State & Regional Parks
(29) Public/Semi-Public

(24) National Forest (1 du/4, 8, 20 ac.)
(28) State & Regional Parks

(27) Open Space (1 du/8 ac)

(25) Floodplain (1 du/4, 8 ac)

(26) Lagoons, Marshes, Wetlands
(1 du/4, 8 ac)

(31) Water Bodies

(16) Rural Residential (1 du/1, 2, 4 ac)

* Where more than one category is listed, portions of previously permitted uses may apply.

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